



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	SLS Real Estate 4	Number:	010-MP-20
Application Type:	New Plat	Legistar Number:	21-072
Applicant:	SLS Real Estate 4, LLC	Commission District:	5
Agent:	Pulice Land Surveyor	Section/Twn./Range:	36/49/40
Location:	East side of Northwest 118 Avenue, between Northwest 15 Court and Northwest 14 Street	Platted Area:	4.9 Acres
Municipality:	Plantation	Gross Area:	5.0 Acres
Previous Plat:	None	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	N/A		
Recommendation:	APPROVAL		
Meeting Date:	March 9, 2021	Action Deadline:	04/09/2021

A location map of the plat is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	1 Single Family Residence
Proposed Use:	5 Single Family Units
Plan Designation:	Estates (1) Residential
Adjacent Uses	Adjacent Plan Designations
South: Single Family Residential	North: Estates (1) Residential
South: Single Family Residential, Vacant	South: Estates (1) Residential
East: Single Family Residential	East: Estates (1) Residential
West: Park	West: Park
Existing Zoning	Proposed Zoning
RS1EP	RS1EP

1. Land Use

Broward County Planning Council has reviewed this application and determined that the Plantation Future Land Use Map is the effective Land Use Plan, and that the proposed 5 family residences are in compliance with the permitted uses of the effective land use plan, See Exhibit 3.

2. Affordable housing

This plat is not subject to Policy 2.16.2 because it is not the subject of a Broward County Land Use Plan amendment.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on August 27, 2020.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, see **Exhibit 4**.

5. Concurrency – Transportation

This plat is located within a Transportation Concurrency Management Area which is subject to Transportation Concurrency fees, as defined in Section 5 -182.1(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	5
Non-residential	N/A
Total	5

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Plantation	Plantation
Plant name:	Plantation (08/18)	Plantation (09/20)
Design Capacity:	24.00 MGD	17.50 MGD
Annual Average Flow:	15.50 MGD	11.78 MGD
Estimated Project Flow:	0.002 MGD	0.002 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/ unincorporated area for local park impacts.)

	Land Dedication
Regional	0.05 Acre
Local	N/A

8. Concurrency - Public School

In accordance with Section 5-182.9(a)(1) of the Land Development Code this plat is subject to public school concurrency because it will generate more than one student at one or more levels. School Board staff have reviewed this plat and provide a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 5**.

9. Impact Fee Payment

All impact fees will be calculated by Planning and Development Management Division, Development and Environmental Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

At the time of plat application, a single family residence existed on this site, which the applicant stated will be removed. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.**

10. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory.

11. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is issued by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or paleontological sensitivity.

The archaeologist notes that this property is located in the City of Plantation and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact Dan Holmes, Director of the City of Plantation's Planning, Zoning and Economic Development at 954-797-2200 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

13. Aviation

The Broward County Aviation Department has no objection to the plat application. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

15. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Central Transportation Concurrency District. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)b) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board, **Exhibit 5**.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 4**.
2. Transportation Concurrency and administrative fees, school impact fees, regional park impact and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance. Transportation Concurrency and administrative fee, regional park impact and administrative fee amounts are subject to adjustment each October 1.
3. Place note of the face of the plat, preceding municipal official's signature, reading:

All application, concurrency, impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

4. Place a note on this face of the plat reading:
 - a. This plat is restricted to 5 single family units.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any

property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

5. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]